

## **LANDMARKS and HISTORIC DISTRICTS BOARD**

Meeting Minutes October 18, 2016

Town Council Conference Room, Second Floor

Southampton Town Hall, 116 Hampton Road, Southampton

**Board Members Present:** Sally Spanburgh, Stephanie Davis, Janice Jay Young, Sarah Pleat, Bill Heine, Sheila Comparetto, Susan Sherry Clark, Ed Wesnofske, Nancy Mullan

**Liaisons:** David Wilcox, Director of Planning; Janet Johnson, Administrative Support

### **Guest:**

- Lawrence and Stephanie McDonald – Owners, 1241 Brick Kiln Road, Noyac
- Ron Fisher – Flanders community member attending to inquire about implementing an Audio Tour of Southampton
- Julie Burmeister – Bridgehampton CAC
- Lisa Cowell – Neighbor and interested party for Laffalot Art Village (11 Ochre Lane, Shinnecock Hills).

### **MEETING AGENDA**

The meeting was called to order at 7:00 pm.

The order of agenda was changed to accommodate attending guests.

The minutes were voted on after changes were made. Member Wesnofske motioned to approve the minutes and Member Davis second the motion; all LHDB members present were in favor.

### **CONSTRUCTION PERMIT APPLICATIONS**

**1241 Brick Kiln Road, Noyac** – Members Wesnofske, Clark and Comparetto compiled and circulated draft reports prior to the meeting. The house appears to have been built in the early 1800s and moved to this property by 1896. The cellar is circular round brick. Andrew Gilbride was once an owner of this property and a figure in the Sag Harbor community. The addition was built in 1940s and is in poor condition. The rear roof is not stable. The possibility of landmark eligibility was discussed but no determination was reached. The LHDB reached consensus to not object to the construction permit application to remove/replace the rear 1940s addition.

Guest Ron Fisher inquired if Southampton Township had an audio tour program and if not was the board interested in implementing one? Member Spanburgh welcomed the idea but noted that the LHDB could not take on such a task due to present work load. Ron volunteered for the task with LHDB oversight. Ron was referred to the Town's Historic Resources Map and also the 375<sup>th</sup> Documentary of Southampton. Ron noted he would do the work and maybe be able to launch something for next summer. Ron will attend the next meeting to give the board an update.

### **OTHER MATTERS**

**9. 11 Ochre Lane, Southampton (Laffalot, Art Village) Update** – Member Spanburgh explained that the final LHDB memo to the Town Board was never completed because the Town Board was unofficially unsupportive of offering funds for the building's relocation. To her knowledge one other party had expressed interest in obtaining Laffalot; she put them in touch

with the property owner and their attorney. Lisa asked, “What was the preference of the LHD Board”? Member Spanburgh responded that the LHDB was in favor of any type of preservation. Member Spanburgh then continued to explain the process of the CPF historic preservation easement acquisition and encouraged Lisa to contact Mary Wilson (CPF Program Fund Manager). Lisa then inquired about the length of time of the process. Member Spanburgh explained the CPF historic preservation easement acquisition process and procedure and noted that the LHDB can be authorized by the Supervisor’s office to hold a special meeting in order to discuss an item that is time sensitive.

### **DEMOLITION PERMIT APPLICATIONS**

**89 Whites Lane, Tuckahoe** – Member Spanburgh drafted and circulated a report. She drove past the property and noticed a construction trailer upgrades to the utilities. She noted the barn was in terrible condition, contained little surviving original structural members, and it appeared some doors and most if not all windows were not original. The LHDB reached a consensus to not object to the barn’s demolition and encourages the owner to consider landmark designation of the historic home on the property.

**59 Wickatuck Drive, Noyac** – Member Clark and Comparetto drafted and circulated a report. Member Comparetto spoke of the history and noted the house was in fairly good condition. The development in the area has remained as summer bungalows but the house does not appear to be landmark eligible on its own. Member Davis described the foundation as not in good structural condition and recommends salvaging the house and placing it on a new foundation. The LHDB reached consensus to not object to the demolition application and recommends the bungalow be incorporated into the new house or donated to the community as the bungalow contributes to the character of the neighborhood.

### **CONSTRUCTION PERMIT APPLICATIONS**

**127 Inlet Road West, Shinnecock Hills** – After consideration the LHDB determined that this application does not warrant their review.

**220 Quimby Lane, Bridgehampton** – Member Wesnofske drafted and circulated a report. Member Spanburgh recognized Member Wesnofske for doing an outstanding job on the report. Member Wesnofske spoke of the history and noted there would not be a change or impact to the house. The LHDB reached consensus to not object to the construction permit application.

**41 Hampton Street, North Sea** - Member Clark and Comparetto drafted and circulated a report. Member Spanburgh described the proposal and spoke of the history and the Jackson Family as they were prominent builders from Hampton Bays with work in many areas of Southampton. The LHDB discussed the placement of panels and encourages the applicant to consider a detached group of solar panels in the rear yard instead of on the front facing portion of the main roof. The LHDB reached a consensus to object and recommends the owners follow the guidelines of the National Trust’s Solar Panel standards.

**440 North Sea Mecox Road, North Sea** – After consideration the LHDB determined that this application does not warrant their review.

**103 Ponquogue Ave, Hampton Bays** – Member Pleat researched the property and found there was no historic significance with the house, and therefore, it did not warrant a report. The LHDB reached consensus to not object to the construction permit application.

### **CERTIFICATE OF APPROPRIATENESS APPLICATIONS**

**130 South Country Rd, Remsenburg (The Academy)** – The LHDB reviewed copies of the plaque design for landmark designation. After much discussion the LHDB agreed on plaque #9 which will display the Town's name, the Town logo, the landmark's name, the date of the structure's construction and the words "historic landmark". Member Spanburgh motioned to approve the sign to represent all landmark designation properties and Member Pleat seconded the motion. All LHDB members present were in favor. Guest Ron Fisher offered to make the signs with no hardware showing. Member Davis described the mounting process and requested Ron to submit a price quote to the LHDB.

### **REFERRALS**

**100 Meetinghouse Road, Quogue – Planning Board Referral – Subdivision Application** – Member Davis described the lots being proposed. She noted the property was beautiful and showed the plans while describing the property and also circulated photos of the neighboring church with cemetery and other neighboring properties. The LHDB reached a consensus to not object but recommends adding a planted vegetated buffer as the adjoining properties are identified as historic resources.

### **PENDING LANDMARK APPLICATION**

**1. 628 Ocean Road, Bridgehampton** – No news.

**2. 121 South Road, Westhampton** – Owner consent is "in the mail." Member Heine will attempt to compile the designation materials.

### **OTHER MATTERS**

**1. Demolition and Construction List Update** – Member Clark may have an update at the November meeting.

**2. ZBA/PB/ARB/CB Pending Applications** – 849 Hayground will be presented at the Planning Board work session on October 27, and then will have to go before the ZBA. The house will be moved and left on cribbing until the variance is granted. Member Spanburgh toured the building and was impressed with the amount of surviving historic fabric. David Walentas is said to be interested in landmark designation. 545 Main Street, Quogue: nothing is proposed for demolition. 77 Dune Road, Bridgehampton: this is a historic structure. LHDB review will be needed prior to the issuing of a demolition permit.

**3. Tupper Boathouse, NS Update** – As per Member Comparetto, there has been some email dialogue among some of the committee members but no news yet on the additional funding needed.

**4. Update of LHDB Web Pages and ST Historic Resources Map** – The Big Duck information was corrected on the Visitor/Community Attractions page and all the hamlet heritage areas were

added to the Residents/Hamlets page. Website will be updated with all the members and their assigned hamlet areas.

**5. Ellis Squires Sr. House Update** – Member Spanburgh and Pleat met with Councilman Bouvier and discussed putting the house on the market and also stewardship ideas. Member Spanburgh drafted a new Resident Curatorship proposal and will meet with Fred Thiele to discuss the CPF law as well as reference other local programs.

**6. Brewster House (1380 Flanders Road, Flanders) Update** – Member Young is gathering historical information.

**7. 849 Hayground Road, Bridgehampton Update** – See #2.

**8. Tuckahoe Road Discussion** – The LHDB letter to the Town Board is forthcoming. As the Town Board is waiting for information about the Southampton Hospital's use of the college site, the LHDB saw that their input was not urgently needed.

### **NEW BUSINESS**

1. Member Comparetto noted that the North Sea Community Association (owners of the North Sea Schoolhouse) would like to take down trees on the property and inquired if they need a COA to remove them. LHDB discussed and suggest they get a COA.

2. Member Clark inquired about the BeeBee Windmill's condition. Member Wesnofske will inquire with the Bridgehampton Museum. Julie Burmeister offered to have Bridgehampton CAC also send information and inquire about the Windmill.

**Meeting Adjourned at 9:05 pm.**

**NEXT MEETING: November 15, 2016 at 7:00 pm.**

Submitted by Janet Johnson; edited by Sally Spanburgh.

### **Structures Available for Relocation:**

90 Wild Goose Lane, Bridgehampton (Portion of Rose-Hand House, Hayground)

11 Ochre Lane, Shinnecock Hills (Laffalot, Art Village)

59 Wickatuck Drive, Noyac